






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0030
Address: 3132 HONEY TREE LANE



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1" = 200'

CASE# C15-2015-0030
ROW# 11290499
TAX# 0107130302

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 3132 Honey Tree Lane

LEGAL DESCRIPTION: Subdivision – Bee Cave Woods Section 1

Lot(s) 2 Block B Outlot _____ Division _____

I/We Thomas B. Hall

on behalf of myself/ourselves as authorized agent for

Michael Craig affirm that on December 29,

2014, I _____, hereby

apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

___ ERECT ___ ATTACH ___ COMPLETE X REMODEL ___ MAINTAIN

Add 127 sq. ft. within the 25' Through Yard setback along Old Walsh Tarlton Road

in order to preserve existing Protected Trees.

Land Development Code 25-2-515, Rear Yard of a Through Lot

in a SF2 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use

because, though the property fits the definition of a through lot, there are no homes facing and cannot be any driveways entering Old Walsh Tarlton, and thus the property cannot function as a through lot as contemplated in the ordinance.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: the Through yard Setback requirements in concert with the Protected Trees severely limit construction options.

(b) The hardship is not general to the area in which the property is located because: other properties generally do not have Protected Trees.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The proposed encroachment is so small as to be mostly hidden behind the privacy fence along Old Walsh Tarlton. The house to the north has a Sport Court backstop adjacent to the subject property, and the wing of the house to the south faces that home's courtyard and blocks sight of the proposed construction from the common areas of the house. The purpose of the regulation will not be impaired as the subject and adjacent properties cannot function as through lots.

PARKING: (Additional criteria for parking variances only.) N/A

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes

findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Thom D Hall Mail Address P.O. Box 684278

City, State & Zip Austin, Texas 78768

Printed Thom D Hall Phone 512 476 0132 Date 12/30/14

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Michael Craig Mail Address 3132 Honey Tree Lane

City, State & Zip Austin, Texas 78731

Printed Michael Craig Phone 512-327-5328 Date 12/30/14

CITY OF AUSTIN DEVELOPMENT WEB MAP



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

WALSH-TARLTON LANE

R.O.W. VARIES

EDGE-OF-ASPHALT

(N 31°06'00" E 80.00')
N 31°06'21" E 79.93'

(N 31°06'00" E 85.09')
N 31°06'21" E 85.02'

STONE COLUMNS WITH WOOD FENCE

TELEPHONE RISER

LOT 3

LOT 1

LOT 2
BLK.B

STRINGLINE

CONC. WALK

ON LINE

S 58°58'16" E 129.42'
(S 58°00'00" E 129.35')

(N 58°00'00" W 129.48')
N 58°56'38" W 129.56'

END-OF-FENCE

STRINGLINE

CONC. WALK

CONC. WALK

CONC. WALK

STONE WALLS & STONE COLUMNS

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 600 NAIL FOUND
- 600 NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- PER PLAT
- CONTROL MONUMENT
- RIGHT OF WAY
- PLACE OF BEGINNING
- OVERHEAD ELECTRIC
- POWER POLE
- AIR CONDITIONER

(BEARING BASIS)

CM-TO-CM

S 31°00'00" W 230.08' (230.09')

CM
S 31°00'00" W 80.00'
(S 31°00'00" W 80.00')

LIGHT POLE
CURB

S 31°00'00" W 79.99'
(S 31°00'00" W 80.00')

WATER METERS

S 31°00'00" W 70.09'
(S 31°00'00" W 70.09')

CM

HONEY TREE LANE

(50' R.O.W.)

- = Existing
- - - = Proposed, Not in Setback
- - - = Proposed in Setback
- = Setback line



BOUNDARY & STRINGLINE SURVEY

IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G Surveying, LLC.



TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

DISCLAIMER

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S SPECIAL FLOOD INSURANCE RATE MAP 34431, DATED 10/10/04. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

STREET ADDRESS: 3132 HONEY TREE LANE CITY: AUSTIN COUNTY: TRAVIS STATE: TEXAS
LOT: 2 BLOCK: B SUBDIVISION: BEE CAVE WOODS, SECTION 1 ACRES: 75 ACRES: 68
REFERENCE NAME: TOM HALL CONSTRUCTION



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512-458-6969, Fax 512-458-9845

FILE # B1212314_TA
DATE 12/17/14
SCALE 1" = 20'

DESIGNED BY	ELI	12/16/14
DRAWN BY	WYLE	12/17/14
CHECKED BY	AW3	12/17/14
APPROVED BY	VG	12/17/14